



A.W. Gore & Co.

LICENSED PROPERTY VALUERS
Established 1890

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ON THE INSTRUCTIONS OF OXFORD HOTELS & INNS MANAGEMENT LTD

**NEW LEASE OR TENANCY TO BE GRANTED
NIL PREMIUM – INVENTORY AT VALUATION
FLEXIBLE “INGOINGS” AND TERMS
COMPETITIVE RENT**



THE ROYAL HOTEL 109 CHURCH ROAD, KEITH, MORAYSHIRE, AB55 5BR

MINIMUM CAPITAL REQUIRED £20,000
to include initial Inventory payment, trading deposit and stock at Valuation.

THE ROYAL HOTEL
109 CHURCH ROAD, KEITH, MORAYSHIRE, AB55 5BR

LOCATION

The Royal Hotel occupies a prominent corner position at the end of the High Street in the Town of Keith in north western Scotland. The Town itself lies some eight miles from the coast and approximately forty miles north west of Aberdeen.

DESCRIPTION

An imposing three storey partially attached property of stone built elevations under a variable pitched slate roof with interesting tower feature at end and various additions to rear.

TENURE

Our Landlord Clients are happy to grant either a traditional tenancy or longer assignable Lease on the property, depending on the level of Tenant investment. An initial rent of £15,000 per annum is sought and there will be a partial tie, though with a competitive barrelage discount scheme.

TRADE

We are advised that turnover for the year ending 30th April 2008 amounted to some £224,000 (including V.A.T.). Limited trading information with regard to turnover can be made available to interested parties.

LICENCES

We are advised that the property enjoys a Premises Licence.

RATES

Morayshire District Council informs us that the property is assessed to a Rateable Value of £11,500. The Uniform Business Rate payable for 2008/09 is at 45.8p in the £.

INVENTORY

A W Gore & Co will prepare an Inventory of the trade fixtures & fittings to be included in the sale at Valuation.

STOCK & GLASSWARE

This will be purchased in addition, at valuation, on the day of change and will include all wet and dry stocks, empties, containers, fuel, trade glassware and loose catering effects.

VIEWING

Formal viewing by appointment only via A W Gore & Co, Brighton (Tel: 01273 565621).

ACCOMMODATION

GROUND FLOOR

Right hand front **LOUNGE BAR AREA** in modern contemporary style with banquette seating to part; **BAR SERVERY**; **LOBBY** to rear **PREPARATION ROOM**, back of bars; Further **LOBBY** to massive self-contained rear **FUNCTION HALL** with separate **SERVERY** off; Main central hotel **ENTRANCE LOBBY** with **LADIES, GENTS & DISABLED W.C.'s** off; **RECEPTION OFFICE** with inner **SAFE ROOM** off.

THIRD FLOOR

Self-contained **ATTIC FLAT** with **BEDROOM, LOUNGE / DINING ROOM / KITCHEN, BATHROOM, LANDING & STAIRS** down.

SECOND FLOOR

Further self-contained **MANAGER'S FLAT** with **BATHROOM; DOMESTIC KITCHEN; 2 BEDROOMS; LOUNGE & ACCESS PASSAGE; 7 en-suite LETTING BEDROOMS; LAUNDRY ROOM; LINEN CUPBOARD; LANDINGS & STAIRS** down.

FIRST FLOOR

Access **PASSAGE** to left hand end **CATERING KITCHEN** with heavy duty equipment and stainless steel extraction system; **WASH-UP AREA/ FREEZER STORE** adjoining; **CHEF'S OFFICE/ DRY STORE; LOBBY** to large **RESTAURANT/ BREAKFAST ROOM** in traditional style with good quality trade inventory; **SERVERY/LOBBY** off to **RESIDENT'S LOUNGE** adjoining in similar style and with end **ENTRANCE LOBBY**; Further **LOBBY** to additional **DINING/BREAKFAST ROOM** at end; **FREEZER STORE; STAFF ROOM**; Further **BREAKFAST ROOM** in similar style; 3 further **LETTING BEDROOMS; W.C.; LANDINGS & STAIRS** down.

OUTSIDE

Rear enclosed private **YARD AREA**; Rear **CAR PARK**; Wooden **STORE SHED**; Further **STORE ROOM. NOTE** – There are two residential flats within the demise which are to be excluded from the letting.

AGENT'S NOTE

Our Clients are looking to convert this unit, which is currently run under management, into a tenanted or leased operation as they feel it is more suited to an "owner operator". All aspects of the letting will be negotiable, as quality of operator is vital in the current financial climate where funding for leasehold/tenanted businesses is often of limited availability.

NOTE – Messrs A W Gore & Co as Agents for the Vendor give notice that (1) although every effort is made to ensure that these particulars are correct, no guarantee is given, neither do they constitute an offer, or any part of a contract. (2) All statements contained in these particulars are made without responsibility on the part of the Agents or their Client, and no statement contained therein to be relied upon as a statement of fact. An intending purchaser must satisfy himself, by inspection or otherwise, as to the correctness of the particulars, which are issued on the understanding that should the property have been disposed of or withdrawn, no liability is acknowledged as to any expenses incurred and that all negotiations respecting the property are conducted through Messrs A W Gore & Co. Applicants are urged to make a prior appointment in order to avoid a fruitless journey.